



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0023

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.F.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: July 13, 2005

SUBJECT: Major Capital Improvement Program; *Site Approval Consideration*;
SAD #21; PreK – 5 Elementary School Project.

STATEMENT OF FACT

Superintendent of Schools, Dr. Thomas Ward, is requesting State Board of Education approval for a site in Peru, Maine.

School Administrative District #21 has done an extensive search and evaluation of sites for a 380 student PreK – 5 elementary school for the District. Ten sites were considered along Route 108, which is on the Canton/Peru side of the Androscoggin River. DeLuca-Hoffman Associates, Inc., conducted the evaluation of a number of elements including, but not limited to, soils, speed limits, site lines, topography, and general locations. The District chose the site that scored highest on the matrix selection chart, and it is the site closest to the villages of Peru and Dixfield.

There are three parcels. One is 26.9 acres; one is 4.4 acres; and one is 3.1 acres for a total of 34.4 acres. The maximum size for an elementary school that the State will subsidize per Rules Chapter 61 is 20 acres plus one acre for each 100 students making the total 24 acres. School Administrative District #21 will need to purchase 10.4 acres without State support.

Property	Appraisal #1	Appraisal #2	Appraisal #3	Average Appraisal	Purchase Agreement
Walker Property 26.9 acres	\$32,000	\$35,000	\$15,000	\$27,333	\$45,000
Moore Property 4.4 acres	#3,400	\$2,600	\$5,000	\$3,666	\$5,000
Brann Property 3.1 acres	\$2,400	\$1,900	\$1,500	\$1,933	\$3,500
			Total appraised value	\$32,932	\$53,500

The average cost per acre based upon the average of the three appraisals is \$958.00. The State will participate in the purchase of 24 acres at the cost of \$958 or \$22,992. The purchase agreements total \$53,500 leaving \$30,508 to be the responsibility of SAD #21 without State participation.

The selected site is in the designated growth area identified in Peru's Comprehensive Plan. This meets the highest standard of site selection in Chapter 60: New School Siting Approval. This site has been reviewed and is supported by the State Planning Office.

Copies of letters from all appropriate State agencies are on file at the Department of Education along with a completed Site Approval Application.

COMMISSIONER RECOMMENDATION

The Commissioner recommends that the State Board of Education grant site approval for the SAD #21 elementary school at a State subsidized cost of \$22,992. The recommended site is identified as site 7 in the site application book prepared by PDT Architects and DeLuca-Hoffman Associates.

Project Information:

Project: SAD #21 Consolidated Elementary School

Superintendent: Thomas Ward, Ed.D.

Architect: Portland Design Team

Total number of acres: 34.4

Total number of acres eligible for State support: 24

Purchase cost: \$53,500

Appraised value: \$32,932

Amount eligible for State support: \$22,992

Amount of Local-Only without State participation: \$30,508

* Prepared by the School Facilities Services Team